

**CITY HISTORIC REVIEW COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, APRIL 28, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – March 31, 2025

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION CHRC 04-25 – Certificate of Appropriateness – 102 E Greene St
A resolution to approve exterior renovations at 102 E Greene Street.

OTHER BUSINESS/ADJOURNMENT

**CITY HISTORIC REVIEW COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – MONDAY, MARCH 31, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:01 pm Mr. Oda called the meeting to order.

ROLL CALL

Members Present: Mr. Brad Bubp; Mr. Rich Spraggs; Mr. Jim Oda; Ms. Melanie Walker; Ms. Jean Franz Mr. Jim Vetter

Staff Present: Chad Henry, City Planner

MEETING MINUTES

A motion to approve the February 24, 2025 meeting minutes was made by Mr. Bubp, seconded by Ms. Walker. Motion carried unanimously.

OLD BUSINESS

NEW BUISNESS

RESOLUTION CHRC 03-25

Mr. Chad Henry was present and gave the staff report recommending approval of the certificate of appropriateness.

David Muha, applicant was present and spoke on the item. The window was 16ft wide which is about the width of a two car garage. One door to enter with added windows instead of three doors. Leaving some sign placement. Feels that the mural needs to be larger in size because of the size of the building.

Mr. Bubp stated his request is that the brick is sealed under the mural. Mr. Muha stated the brick would be sealed anyway because the brick is porous. Mr. Bubp stated it is highly important.

Ms. Walker asked the applicant if the mural is in line with the historic district. The applicant stated there is a picture from WWII when they brought a submarine through Piqua.

Mr. Oda stated there is a picture from when the building was used as a movie theatre.

The applicant feel like it adds character downtown. Mr. Oda stated that traditionally a sign has to go with the business. Ms. Walker stated that is for a sign, but this is a mural. Mr. Oda states that it isn't a sign, it's a mural. The mural will have lights on it for nighttime. Mr. Oda wants to make sure the lights aren't overpowering. Mr. Oda asked if there was any verbiage on the mural. Mr. Muha stated there are no words, it is just the submarine.

Mr. Bubp asked if the metal was black or dark bronze. Mr. Muha stated they haven't had good luck with black coloring as it fades easily. That is why they chose dark bronze. He also stated the awning is black.

Ms. Walker stated that restaurants downtown are very important, and she looks forward to it coming to Piqua. She asked Mr. Henry if there was a change in Code Piqua regarding murals. Mr. Henry states the code used to be 150 sq ft. but was recently adjusted to a larger square foot. He states it does meet City Code. Mr. Oda feels it's applicable to the space.

OTHER BUSINESS

Mr. Henry asked if the board had time to review the design guidelines they were given last month. Mr. Oda suggested that it needs to have more of the common styles of Piqua. Mr. Henry stated that the intent was to use this document to start. Mr. Bubp likes the outline and set-up of the packet but wants it to be more "Piqua". Mr. Oda asked for a line or so, high level of typical houses in the area. Mr. Oda stated Mr. Henry can look at the previous guide as it is full of Piqua specific information.

Mr. Oda stated there are a lot of historic palettes available. Mr. Bubp stated if they can show it is from a historical palette in the right time era it should be acceptable, regardless of the brand.

Mr. Oda stated that in the past windows were the hardest part for people.

Mr. Henry told the board an application was submitted for the Hance Pavilion but that it was not submitted by the property owner. Also, with ODNR and with lakes and Dams near and around the property- the property can't be put it into a situation that could not be in regulations. Mr. Henry was ok with it, but it wasn't the city the applied. He also mentioned that ODNR thinking of changing the flood plain boundaries. This includes water situations and how things work. Low dams and how the city is providing water, there are some increasing heights in places. There are plans in place and discussions happening. He didn't want to limit possibilities until there is a ODNR designation for the area.

Mr. Oda, Landmark designation would prevent the city from doing it. Asked if we have a copy of a landmark designation. He feels this is saying it will impact what they could do with the pavilion. He is curious because even the national registry designation does not prevent you from tearing it down. You just can't do it with federal money.

Mr. Vetter stated he understands there is no timeline.

Ms. Walker asked what happens to it during it that time since it is in bad shape.

Mr. Vetter stated on April 24 there is a meeting to review hydraulic project. The state was supposed to do a review, and he is not aware that they have completed it. He believes it is late afternoon or evening but unsure of the time. Mr. Henry stated if he couldn't attend, he could get the notes from it.

Mr. Oda stated the landmark designation to turn into the city was not just Hance pavilion it was also Fountain park that was suggested by the state. The preservation office was giving suggestions. Mr. Vetter stated some have said Fountain Park should be abandoned and it should be water flow that's needed in the City. He didn't feel there was support for that project as it would cost \$50 million. He also mentioned

the drainage ditch still having leakage on Forrest Ave. Mr. Vetter also suggested If you live across the street from the hydraulic you should check your flood insurance.

Mr. Oda asked for the landmark designation criteria to be given to the board at the next meeting. He would like to put it on the agenda to discuss it. He said it is relatively new. Ms. Walker asked for it to be emailed before the next meeting so she could review it.

Ms. Walker stated there was a building across the street from her someone went through the roof to the basement. She gave paperwork to someone who was going to pass it on to the person responsible.

ADJOURNMENT

Ms. Walker made a motion to adjourn the meeting with Mr. Bubp seconding the motion. Mr. Oda adjourned the meeting at 6:51PM without objections from the Commission.

RESOLUTION No. CHRC 04-25

WHEREAS, Solid Foundation Living, LLC, is requesting a Certificate of Appropriateness for exterior renovations at 102 E. Greene Street, Piqua, OH 45356; and,

WHEREAS, Chapter 99 of the City of Piqua Code of Ordinances provides the procedure for issuing a Certificate of Appropriateness within the Downtown Historic District and,

WHEREAS, the City Historic Review Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed modifications:

- ☐ Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets in the spirit and intent of the *Secretary of the Interior's Standards and Guidelines*.
- ☐ Includes materials that would have been used in historic construction or the utilization of modern materials which are appropriate to fulfill the preservation goals of the City.
- ☐ Is compatible with the general economic development policies of the city.
- ☐ Will not threaten the general health, safety, and welfare of the public or properties affected.
- ☐ Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, Commission member _____ hereby moves to _____ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Jim Oda	☐	☐	☐	☐
Mr. Rich Spraggs	☐	☐	☐	☐
Ms. Melanie Walker	☐	☐	☐	☐
Ms. Jean Frantz	☐	☐	☐	☐

Chairperson

ATTEST: _____
Clerk of Commission

Date: _____

STAFF REPORT

Planning Commission

Date: April 28, 2025
Re: CHRC 04-25

Applicant: Solid Foundation Living, LLC
Owner: Russ Miller

Address: 102 E. Greene Street
Parcel #: N44-003250

Zoning: Downtown Shopfront Mixed Use (D-SX)

Request: The applicant is requesting a Certificate of Appropriateness for exterior renovations

Staff Comments and Recommendations:

Overview

The property at 102 E. Greene Street, a contributing structure within the Downtown Historic District, is the subject of an application for a Certificate of Appropriateness to undertake exterior renovations. The applicant has submitted detailed plans, including architectural drawings, material specifications, and photographs of the current condition, outlining proposed work including the roof, shutters, gutters & downspouts, soffits & fascia, windows and exterior doors. The proposed renovations aim to enhance the property's appearance while maintaining its historical and architectural value.

Staff Analysis

Staff has thoroughly reviewed the application materials and determined that the proposed exterior renovations align with the Historic District Guidelines and the Secretary of the Interior's Standards for Rehabilitation. The submitted plans demonstrate a commitment to preserving the property's historic character. The renovations respect the scale, proportion, and design of the existing structure, ensuring compatibility with the surrounding historic context. Additionally, the proposed work complies with the district's requirements for material durability, aesthetic consistency, and structural integrity, minimizing any potential adverse impact on the property or the broader district. No public comments were received during the review period, and staff finds that the renovations will not disrupt the visual or historical cohesion of the Downtown Historic District.

STAFF REPORT

Recommendation:

Based on the review of the submitted materials, staff recommends that the Commission grant a Certificate of Appropriateness for the proposed exterior renovations at 102 E. Greene Street. The project meets the criteria outlined in the Downtown Historic District Guidelines, reflecting careful consideration of the property's historical significance and its role within the district. Staff supports approval of the application as submitted, with the condition that any subsequent modifications to the approved plans be submitted for review by the CHRC to ensure ongoing compliance.

Zoning Applications: #CH-COA-25-0001

Overview

Type: CHRC - Certificate of Appropriateness

Submitted: 04-01-25, 9:31am EDT

Address: 102 E Greene St, Piqua, Ohio, 45356

Form Submission

Is your property located within the Piqua Historic District boundaries, or a Designated Landmark on the Piqua Historic Registry?:

Yes

Choose one: Yes

Applicant Information:

Solid Foundation Living, LLC, Russ Miller
434 S. College St
Piqua OH 45356
russ@solidfoundationliving.net, (937) 604-3434

Property Owner Information (if different from applicant):

Street Address: 102 E Greene St, Piqua, Ohio, 45356

Current Use: Office

Zoning District: D-SX

Description of Project: Rehab of Building...Building is currently condemned

Type of work being completed:

Exterior Painting where color is changing, Exterior Building Alteration (Exterior changes to existing building, windows, doors, etc.)

If Other, please explain: New Roof, new windows, new exterior doors, change the front concrete steps to be more accessible

Estimated Project Cost: \$85000

Start Date: April 1, 2025

End Date: July 1, 2025

Siteplan





Exterior Design

102-104 E
GREENE ST.

ROOF

Remove all layers of shingles and metal, install Owens Corning Oakridge Shingles in Onyx Black



SHUTTERS

New black louvered style shutters to the front of the building only to match the window size.



GUTTERS AND DOWNSPOUTS

5" gutters with 2"x3" downspouts on each corner of the building



SOFFITS & FASCIA

White vinyl soffit and fascia wrapped in aluminum metal



WINDOWS

White vinyl double hung with insulated glass. Wood around will be painted white to match the windows.



EXTERIOR DOORS

Steel 9-lite glass door, painted black. Standard lever style lockset and deadbolt to match.



EXTERIOR WALL

(Brick Sections) Tuck point and repair loose brick and mortar as needed.

(Vinyl Siding) Remove existing siding and install new LP smart siding with 1x2 batten strips every 2'.



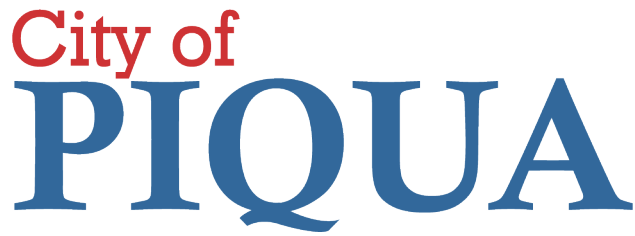




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Community Services Department

Chad Henry | City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049

April 15, 2025

***** MEETING NOTICE *****

Please be advised that the City of Piqua City Historic Review Commission (CHRC) meeting will be conducted on **Monday, April 28, 2025 at 6:00 PM**. The meeting will be held at 201 W. Water Street in the second floor Commission Chambers.

Residents and others with interest in the agenda topics may present their comments at the meeting or submit public comment on an item until noon on the day of the meeting by emailing Emily McCulla at emcculla@piquaoh.gov. Public comments submitted by the date/time noted will be presented to the CHRC at the public hearing proceedings.

The full agenda packet may be accessed at <https://piquaoh.gov/1614/Agendas-Minutes>

Please contact this office if you have any questions pertaining to this notice.

A handwritten signature in blue ink that reads "Chad Henry".

Chad Henry
City Planner

Enc.